



# COMMUNITY DEVELOPMENT COMMISSION

## County of Los Angeles

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Gloria Molina  
Yvonne Brathwaite Burke  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich  
Commissioners

**Carlos Jackson**

Executive Director

August 3, 2004

**REVISED**

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPT A RESOLUTION FINDING THAT ADOPTED PROCEDURES WERE  
FOLLOWED IN THE PROJECT AREA COMMITTEE ELECTION FOR THE WEST  
ALTADENA COMMUNITY REDEVELOPMENT PROJECT AREA AND CERTIFYING  
THE ELECTION RESULTS (5)  
(3 Vote)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt and instruct the Chairman to sign the attached Resolution finding that the adopted Procedures for Formation of the Project Area Committee and Procedures for Election of Members for the West Altadena Community Redevelopment Project Area (collectively the Project Area Committee Procedures) were followed in the June 28, 2004 election of the Project Area Committee for the West Altadena Community Redevelopment Project Area (Project Area Committee) and certifying and approving the results of the election.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

In accordance with California Health and Safety Code, Section 33385(d)(2), your Board must find that the Project Area Committee Procedures were followed in the June 28, 2004 Project Area Committee election.

**FISCAL IMPACT/FINANCING:**

There is no fiscal impact.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

On February 22, 2000, your Board adopted the Project Area Committee Procedures, which provide a framework for formation of the Project Area Committee, including recruitment of members, composition of membership, elections and terms served, and other related provisions.

On June 28, 2004, an election for the Project Area Committee was held and votes were cast in each voting category to elect representatives. Exhibit A to the attached Resolution indicates the names of the persons and organizations elected by their representative groups. The candidates meet all eligibility requirements to serve on the Project Area Committee, as set forth in the adopted Project Area Committee Procedures.

The Commission publicized the opportunity to serve on the Project Area Committee by providing written notice via first class mail to all residents, businesses and community organizations within the Project Area at least 30 days prior to the election. The notice also was published in a community newspaper and posted at seven public locations in and around the Project Area.

On May 24, 2004, the Commission conducted a community meeting to explain the establishment, functions, and the opportunity to serve on the Project Area Committee. Information was provided regarding Project Area Committee candidacy and voting qualifications, the redevelopment plan, and the role of the Project Area Committee in the redevelopment process.

In accordance with Government Code Section 65090(a), the Commission provided published notice of all meetings conducted by or on behalf of the Commission and your Board relative to the election of the Project Area Committee.

One challenge to the election result was filed within 15 days of June 28, 2004. Fifteen days is the statutory period allowed for PAC election challenges. The Commission, in consultation with County Counsel, has determined that this challenge is without merit and that the election results are valid. A summary of the challenge and responses thereto is provided as Exhibit B to the attached Resolution.

The attached Resolution approving and certifying the election results has been approved as to form by County Counsel.

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**IMPACT ON CURRENT PROJECTS:**

Finding that the Project Area Committee Procedures were followed in the June 28, 2004 election will allow for the Project Area Committee to continue to provide advice to the Commission on redevelopment matters in the West Altadena Redevelopment Project Area.

Respectfully submitted,

CARLOS JACKSON  
Executive Director

Attachment: 1

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES FINDING THAT ADOPTED PROCEDURES WERE FOLLOWED FOR THE JUNE 28, 2004 ELECTION OF THE PROJECT AREA COMMITTEE FOR THE WEST ALTADENA COMMUNITY REDEVELOPMENT PROJECT AREA, AND CERTIFYING THE ELECTION RESULTS**

WHEREAS, on February 22, 2000, the Board of Supervisors of the County of Los Angeles, after a duly noticed public hearing, did adopt Procedures for Formation of the Project Area Committee and Procedures for Election of Members thereof for the West Altadena Community Redevelopment Project Area (collectively called "Project Area Committee Procedures"); and

WHEREAS, the Community Development Commission of the County of Los Angeles (Commission) did publicize the opportunity to serve on the West Altadena Project Area Committee (Project Area Committee), by providing written notice via first class mail to all residents, businesses and community organizations within the West Altadena Community Redevelopment Project Area (Project Area) at least 30 days prior to the election of the Project Area Committee; and

WHEREAS, the Commission did provide published notice of all meetings conducted by or on behalf of the Commission and the Board of Supervisors of the County of Los Angeles relative to the election of the Project Area Committee in the manner specified in subdivision [a] of Section 65090 of the Government Code; and

WHEREAS, the Commission has met all legal notice requirements for the June 28, 2004, election and all associated meetings; and

WHEREAS, the election for the Project Area Committee was held on June 28, 2004, and votes were cast in each voting category to elect representatives to serve on the Project Area Committee; and

WHEREAS, the candidates indicated on the attached Exhibit A were elected by their representative groups to serve on the Project Area Committee; and

WHEREAS, the candidates elected in each representative category meet all eligibility requirements to serve on the Project Area Committee as set forth in the Project Area Committee Procedures; and

WHEREAS, one challenge was filed within 15 days of June 28, 2004, opposing the election results; and

WHEREAS, the challenge to the election have been found to be invalid, as summarized in the attached Exhibit B.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The Board of Supervisors finds that the adopted procedures, as set forth in the Project Area Committee Procedures, were followed in the election of the Project Area Committee for the West Altadena Community Redevelopment Project Area, conducted on June 28, 2004.
3. The Board of Supervisors hereby finds that the challenge to the Project Area Committee election that was received within 15 days of June 28, 2004, is invalid.
4. The Board of Supervisors hereby certifies and approves the results of the Project Area Committee election of June 28, 2004, for the West Altadena Community Redevelopment Project Area, as contained in Exhibit A.

The foregoing Resolution was on this \_\_\_\_\_ day of August, 2004, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES

By \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
Office of the County Counsel

By \_\_\_\_\_  
Deputy

ATTEST:  
Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By \_\_\_\_\_  
Deputy

## EXHIBIT A

### WEST ALTADENA PROJECT AREA COMMITTEE ELECTION

JUNE 28, 2004

WINNERS ARE INDICATED BY AN ASTERISK (\*)

<u>Residential Owner</u>	<u>Votes:</u>
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*Bernadine Broadous	12
*Peggy L.J. Taylor	12
*James V. Di Sano	10
*Monroe Huel	10
Rev. CR Tillman	8

<u>Residential Tenant</u>	
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*Felicia Lee	1
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<u>Business Person</u>	
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*Randall Jones	3
*Richard Webster	2

<u>Community Organization</u>	
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*Altadena Town Council	15
*Windsor-Arroyo N.A.	14
Altadena Heritage	3
Altadena Historical	3

## **EXHIBIT B**

August 3, 2004

TO: Each Supervisor

FROM: Carlos Jackson, Executive Director

**SUBJECT: CHALLENGES AND RESPONSES TO THE WEST ALTADENA  
PROJECT AREA COMMITTEE ELECTION OF JUNE 28, 2004**

On June 28, 2004, an election was held to elect members of the Project Area Committee (PAC) in the West Altadena Community Redevelopment Project Area (Project Area). The Executive Office of the Board of Supervisors received one challenge to the election. Reverend C.R. Tillman filed a challenge to the election on July 13, 2004, fifteen days after the election, which is the statutory period allowed for PAC election challenges.

The Community Development Commission (Commission) researched each of Reverend Tillman's challenges and determined that they do not substantiate a claim to invalidate the June 28, 2004 PAC election. The Commission requests that your Board support the actions in the accompanying Board Letter and Resolution, which includes a finding that the challenge to the June 28, 2004 election is invalid.

Reverend Tillman's challenge to the election is attached for your review. Below is each challenge taken from Reverend's submittal to the Executive Office of the Board followed by the Commission's response.

Challenge:

"Violations of C.R.L. Section 33385 (b)1; 4(a). Homeowners, not adequately represented - they need 6 seats not four."

Response:

California Health and Safety Code Sections 33385 (b)(1) and 33385(b)(4)(A) address the public notice requirements for project area committee elections and associated meetings. The Commission met or exceeded all requirements for public notification of the election and related meetings. Therefore, the accusation that the Commission failed to give proper notice is false.

Regarding homeowner representation, following a public hearing on February 22, 2000, the Board approved four seats for homeowners on the PAC, and determined that all categories were appropriately represented. The Commission must follow the existing Board adopted election procedures including the approved number of representatives for each category and cannot increase them without a subsequent Board action. Therefore this issue does not constitute a valid challenge to the election.

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Challenge:  
"Violations of Section 33385."

Response:  
California Health and Safety Code Section 33385 is the section of California community redevelopment law related to PACs. In addition to the foregoing challenge, Reverend Tillman marked the section of the law related to granting eminent domain authority in an attachment to his submitted challenge. The citation noted does not form the basis upon which to constitute a challenge to the PAC election.

Challenge:  
"C.D.C. scheduled the election for 6:00 p.m. by posted Notice later it changed the election time to 6:30 p.m. after a regular scheduled P.A.C. meeting to negatively influence potential voters to vote for all existing P.A.C. members which made the election ineffective. See Exhibit "B" attached."

Response:  
As a convenience to redevelopment area residents the election was scheduled after a regularly scheduled PAC meeting instead of holding two separate meetings. This format was well received by the West Altadena community last year.

After the PAC meeting, all candidates, including Reverend Tillman, made presentations to the audience prior to the opening of the polls for voting.

The election process began at 6:00 p.m. to allow time for voter registration as noted on the election schedule. The notice to which Reverend Tillman refers calls for the polls to open at 6:50 p.m. but the balloting began at 7:10 p.m. since the PAC meeting ran longer than anticipated. The election schedule clearly states "times are subject to change" to allow for such a circumstance.

The Commission finds these challenges to be without merit.

Challenge:  
"C.D.C. dismissed Elaine Legal from tenant position without written permission. There are insufficient tenants left in project area now. Many tenants were relocated out of the area so elections procedure should be amended to current status."



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Response:

On June 24, 2004, Commission staff telephoned all candidates to remind them of the election and answer any questions. When Commission staff contacted Ms. Legal, she said she was not interested in participating in the election and that Reverend Tillman had completed a voter registration form on her behalf without her permission.

The allegation by Reverend Tillman is without a basis in fact. The Commission did not dismiss Ms. Legal as alleged by Reverend Tillman. In fact, Commission staff encouraged her to participate in the election, but she chose not to attend.

Challenge:

"See Section IV 401 Rules 22-2000-Organizations should be within the project i.e., office located within the project area, the rules Adopted in 2000 are in violations C.R.L. See exhibit C-C1"

Response:

County Counsel has determined that community organizations need not have their principal places of business within the redevelopment project area in order to be eligible to run for a PAC seat in the community organization category. This is not a valid challenge to the election.

Challenge:

"Pansy Cleaners was turned away because she failed to produce ownership information. She was not allowed to sign a declaration - some owners of homes inside of the project area (i.e. Mr. Lee and CR Tillman were allowed to sign declarations pending verification of ownership)."

Response:

In accordance with the PAC rules, Kristina Kwon, who represented Pansy Cleaners was asked to provide evidence that she conducts a business within the project area. She left to obtain the information and did not return. When contacted by Commission staff, she stated that she decided not to participate in the election because she needed to return to her business that evening. Since the election, Ms. Kwon was encouraged by the Commission to apply to the PAC for consideration to fill a vacant seat in the business category.

Voters and candidates for the residential owner occupant category were allowed to submit signed declarations stating that they owned their homes, as long as they were able to produce some other form of identification proving residency within the project area. This was necessary because a large number of voters in the 'Residential Owner Occupant' category failed to bring proof of homeownership to the meeting.

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Homeownership was subsequently confirmed by review of a property tax database.

This challenge is invalid.

Challenge:

"All the previously filed objections by the undersigned in 2000 and 2002 be deemed filed herein and incorporated with this project. This objection will be amended with some of said documents at the 7-20-04 hearing on the same."

Response:

This is not a challenge to the 2004 PAC election. All objections to those elections have either been found to be without merit, or have been corrected.

Challenge:

"Object to see 704 life of the P.A.C. being six years from date of 1<sup>st</sup> election. Option of extending the PAC. We the community requests extension be granted."

Response:

This does not constitute a challenge to the PAC election.

In summation, the Commission found that all of Reverend Tillman's challenges to the June 28, 2004 West Altadena Redevelopment Project Area PAC election are invalid and requests that your Board certify the election.

If you or your staff have any questions, please call Corde Carrillo, Director of Economic Development Redevelopment Division at (323) 890-7205 or Daniel Rofoli, Redevelopment Coordinator at (323) 838-7708. Thank you for your assistance with this matter.

Attachment

C: Violet Varona-Lukens  
Eric Young, County Counsel  
Nicole Englund, Deputy First District  
Julia Orozco, Deputy, 2nd district  
Laura Shell, Deputy, 3rd District  
Rick Velasquez, Asst Chief Deputy, 4th District  
Paul Novak, Deputy, 5th District

Memo:

See Attached/  
Exhibits A-D

FILED

2004 JUL 13 PM 3:27

To: The Board of Supervisors and Commissioners  
for the C.D.C.

From: RE/KC, Tillman and on behalf of Citizens  
of Altadena but more specifically  
Residents of the Project Area

Subject: Objections/Challenges  
to Elections held  
on 6-28-2004

These objections are made according  
to the Rules Adopted 2-22, 2000 § VI [Sec 600]

P.A.C Approval - Validity Challenges.

Also, according to state of California  
ReDevelopment Law Article 6.5 hereafter CRH

Notice is hereby given that the following  
objections be answered for the Board meeting  
of July 20, 2004 § D) Sec 402 of 2-22-2000 Rules  
(Voided 7-20-2004) Adopte

D) Violations of C.R.H Section 33385 (a);

(b) 1; 4(A); (c) Homeowners, were not adequately

2) violations of section 33385.3 @ 1 (1)  
see exhibit "A"

3) C.D.C. schedule the election  
for 6pm by posted Notice  
later it changed the election  
time to 6:30pm after a  
regular scheduled P.A.C. meeting  
to negatively influence potential  
voters to vote for all existing  
P.A.C. members which made  
the election defective. See  
(4) exhibit "B" attached.

(4) C.D.C. dismissed Elaine legal from  
tenant position without written  
permission. There are insufficient  
tenants left in project area now,  
~~and~~ many tenants were relocated out  
of the area so election procedure  
should be amended to current status.

(5) — See Section IV 401 Rules 22-2000 —  
organization should be within the  
project office (ie office located within)  
the rules adopted in 2000 are in violation.

Continue Page

-2- Objections

by Elder

FILED

CR Tillman

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BOARD OF SUPERVISORS  
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(6) Pansy Cleaver was turned away because she failed to produce ownership information. She was not allowed to sign a declaration as some owners of homes inside of the project area (ie Mr Lee and CR Tillman were allowed to sign declarations pending verification of ownership.

(7) all the previously filed objections by the undersigned in 2000 and 2002 be deemed filed herein and incorporated with this protest. This objection will be amended with some of said documents at the 7-20-2004 hearing on the same.

(8) object to see 204 life of the P.A.C. being six years from date 1st election ... option of extending ... the P.A.C. ... the ...